

City of Greenfield
Assessor's Meeting
January 13, 2021

ViaWebEx

9:00am

CALL TO ORDER: Meeting was called to order at 9:05 am by Chief Assessor Kimberly Mew

ROLL CALL OF MEMBERS: Chair Joseph Ruggeri, Clerk Dee Letourneau, Chief Assessor Kimberly Mew, Administrative Clerk Sandra Gradoia
Guests Virginia Desorgher, Anne Mislak, MJ Adams, Jean Wall.

PUBLIC COMMENT:

Public comment was opened by Mrs. Mew at 9:11 am

Anne Mislak of 9 Silvercrest Lane inquired on the inconsistencies of values and fair market values. She inquired about how values are figured, and asked when was the last time properties were updated in Greenfield.

Ms. Mislak also inquired on the number of Assessor's in Greenfield compared to the other towns. Greenfield has less than other towns.

Mrs. Mew explained the state of Massachusetts has changed the revaluations from every three years to every five years. Greenfield will be in revaluation in fiscal year 2022. Someone from the state comes out and to do field inspections, and checks the record cards. They determine which properties they will look at.

Ms. Mislak will also send Mrs. Mew an email with her questions to be answered at another time.

Ms. Desorgher explained at a recent economic development meeting staffing in the Assessor's office and a split tax rate was discussed.

Ms. Desorgher inquired on what is considered new growth, and growth that is not captured appropriately, the timeframe on getting that corrected. Ms. Desorgher read that if renovations without a footprint change, ie. \$100,000 does count as new growth.

Mrs. Mew explained if we missed something when assessing new growth for personal property or building permits we can't adjust new growth at any time until the next year, but can change the assessment.

Mrs. Mew mentioned that just replacing items to more expensive items is not necessarily new growth, depends on the circumstances of the permit.

Ms. Desorgher expressed we can't afford to lose that new growth. Ms. Desorgher offered assistance if the Assessor's office is in need of help.

NEW BUSINESS

Mrs. Gradoia discussed Excise Weeks.

MOTION: On a motion by Clerk Letourneau, second by Chair Ruggeri, it was unanimously;

VOTED: TO ACCEPT AND APPROVE MOTOR VEHICLE EXCISE ABATEMENTS FOR CALENDAR YEAR 2018 AND 2020, FROM DECEMBER 1, 2020 TO JANUARY 11, 2021.

Mrs. Mew discussed Water and Sewer Commitments.

MOTION: On a motion by Clerk Letourneau, second by Chair Ruggeri, it was unanimously;

VOTED: TO ACCEPT AND APPROVE WATER AND SEWER COMMITMENT FOR \$204,405.19 FOR FISCAL YEAR 2021.

Mrs. Mew discussed Sewer Betterment Commitment for Pickett Lane.

MOTION: On a motion by Clerk Letourneau, second by Mrs. Mew, it was unanimously;

VOTED: TO ACCEPT AND APPROVE SEWER BETTERMENT COMMITMENT FOR \$1,576.07, FOR FISCAL YEAR 2021.

Mrs. Mew discussed Income and Expense Commitment.

MOTION: On a motion by Clerk Letourneau, second by Mrs. Mew, it was unanimously;

VOTED: TO ACCEPT AND APPROVE INCOME AND EXPENSE COMMITMENT FOR \$34,250.00, FOR FISCAL YEAR 2021.

Mrs. Mew discussed Final Real Estate Commitment.

MOTION: On a motion by Clerk Letourneau, second by Chair Ruggeri, it was unanimously;

VOTED: TO ACCEPT AND APPROVE FINAL REAL ESTATE COMMITMENT FOR \$34,196,482.03 FOR FISCAL YEAR 2021.

Mrs. Mew mentioned the Personal Property Commitments weren't included in the packet so they will be tabled for next week.

MJ Adams discussed the TIF process. Ms. Adams mentioned she had acquired TIF's two years ago. We have some that are active and new TIF's that are in process to be approved by Economic Assistance Coordinating Council (EACC).

Ms. Adams gave examples of which TIF's are active and when they expire i.e Decker Machine Works FY2027, Ford Toyota/JimBob FY2026, Greenfield Corp FY2022, Agro-Tech FY2025. Ms. Adams also gave examples of TIF's that are in process i.e. Abercrombie Property, 401 Liberty, and Roadway Inn Hotel.

Chair Ruggeri inquired about the Assessor's office involvement with the TIF's and making sure that the company is following the agreements.

Clerk Letourneau inquired the duration of the TIF's in process.

Ms. Adams explained that the Assessor's office is required to be involved in the TIF process and is part of the committee. Mrs. Mew and Ms. Adams have been working on accuracy. Ms. Adams also mentioned we are supposed to get a copy of reviews from the state when they review the TIF but we have not been getting them. The process of monitoring the TIF's is by the honor system.

Clerk Letourneau expressed concern over the duration of the TIF's and what they are taxed.

Ms. Desorgher expressed concern with Agro-Tech because it sold, also with Decker Machine on investment in their building.

Chair Ruggeri mentioned that it seems logical that the TIF Committee would follow up on these properties.

Ms. Adams and Ms. Desorgher both expressed that the TIF Committee needs to meet more, because of Covid they have only met once.

Chair Ruggeri requested TIF policies from Ms. Adams.

Mrs. Mew mentioned that she will include TIF's on the Assessor's timeline.

It was voted to approve the December 3rd, 2020 meeting minutes.

MOTION: On a motion by Chair Ruggeri, second by Clerk Letourneau, it was unanimously;

VOTED: TO ACCEPT AND APPROVE THE DECEMBER 3RD, 2020 MEETING MINUTES.

REPORT RRG/OFFICE

Mrs. Mew mentioned that she and Mrs. Gradoia have been mailing out all income and expense forms, 3ABC's and form of list forms. We are in the process of collecting Overvaluations for real estate and personal proeprty. We are also working on building permits.

Mrs. Mew also mentioned that RRG is preparing for Overvaluation inspections and that she is attending a IAAO seminar about inspections and what is to come with the restrictions of Covid. Jeff Reynolds and Mrs. Mew are working together to figure out how they will complete inspections in the safest most effective way.

Chair Ruggeri mentioned that we are glad to have RRG on board, they bring a lot to the table.

Mrs. Mew mentioned we need to figure out a time to meet for statutory exemptions.

MOTION: On a motion by Ruggeri second by Clerk Letourneau, it was unanimously;

VOTED: TO CLOSE PUBLIC COMMENT AT 10:10 AM

MOTION: On a motion by Chair Ruggeri, second by Clerk Letourneau, it was unanimously;

VOTED: TO OPEN EXECUTIVE SESSION AT 10:11 AM

Guests Virginia Desorgher, Anne Mislak, MJ Adams, Jean Wall left the meeting.

MOTION: On a motion by Clerk Letourneau, second by Chair Ruggeri it was unanimously;

VOTED: TO END EXECUTIVE SESSION AT 10:54 AM

MOTION: On a motion by Clerk Letourneau, second by Chair Ruggeri, it was unanimously;

VOTED: TO ADJOURN AT 10:55 AM

Next scheduled meeting is January 20, 2021 via WebEx

(CANCELLED DUE TO NO WEBEX RESCHEDULED TO JANUARY 26TH 9AM)

Respectfully submitted,
Sandra Gradoia
Administrative Clerk
Greenfield Assessors
BOA/sg